

870203

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF

TUESDAY, FEBRUARY 3, 1987

AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 10:24 a.m. The meeting was recessed by Mayor O'Connor at 11:57 a.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor O'Connor at 2:04 p.m. with Council Members Cleator, McColl, Jones, and Ballesteros not present. Mayor O'Connor adjourned the meeting at 2:07 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
 - (1) Council Member Wolfsheimer-present
 - (2) Council Member Cleator-excused by R-267835
(Sister City program in Perth, Australia)
 - (3) Council Member McColl-present
 - (4) Council Member Jones-present
 - (5) Council Member Struiksma-present
 - (6) Council Member Gotch-present
 - (7) Council Member McCarty-present
 - (8) Council Member Ballesteros-present
- Clerk-Abdelnour (jb;mp)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Cleator-not present
- (3) Council Member McColl-present
- (4) Council Member Jones-present
- (5) Council Member Struiksma-present
- (6) Council Member Gotch-present
- (7) Council Member McCarty-present
- (8) Council Member Ballesteros-present

Feb-3-1987

ITEM-310: WELCOMED

Welcoming a group of 30 students from Farb Middle School,

accompanied by Dean Hurst, teacher. This group will arrive at approximately 10:00 a.m.
(District-7.)

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A015-025.)

ITEM-330:

Two actions relative to the 54th Street (University Avenue to El Cajon Boulevard) Underground Utility District:
(Mid-City Community Area. District-7.)

Subitem-A: (R-87-999) ADOPTED AS RESOLUTION R-267618

Establishing an Underground Utility District to be known and denominated as the 54th Street (University Avenue to El Cajon Boulevard) Underground Utility District.

Subitem-B: (R-87-1000) ADOPTED AS RESOLUTION R-267619

Authorizing the expenditure of an amount not to exceed \$6,500 from CIP-37-028, Federal Revenue Sharing Fund 18014 for the purpose of administering the 54th Street (University Avenue to El Cajon Boulevard) Underground Utility District, minor City Force work and other related work.

CITY MANAGER REPORT: The proposed district will underground the overhead utility facilities on 54th Street between University Avenue and El Cajon Boulevard. This is a scheduled project in the Calendar Year 1988 Capital Improvements Program. The formation of this district will require the affected property owners to underground the portion of their utilities on their parcel prior to removal of the overhead utilities. The total number of affected properties in this district is eight, including five multi-family or commercial sites, Jackson Elementary School, Mann Junior High School and the Colina del Sol Park and Recreation Center office. The conversion cost for the park and recreation center is estimated to be \$1,500 and will be done by City Forces. Conversion costs on commercial properties may vary from \$600 to several thousand dollars or more due to differences in service size and location. Council Policy 800-2 provides for the use of San Diego Gas and Electric Company's (SDG&E) Annual Allocation Funds (Case 8209) to make reimbursement payments to affected property owners based on the length of their electrical service trench. A future resolution will establish the date for removal of overhead utilities as the

undergrounding work approaches completion.

Aud. Cert. 8700429.

FILE LOCATION: STRT K-169

COUNCIL ACTION: (Tape location: A081-094.)

Hearing began at 10:30 a.m. and halted at 10:31 a.m.

MOTION BY McCARTY TO CLOSE THE HEARING AND ADOPT. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-331: (R-87-1344) ADOPTED AS RESOLUTION R-267620

Amending the Coast Boulevard (La Jolla Boulevard to Girard Avenue) Underground Utility District boundaries to encompass certain additional properties.

(La Jolla Community Area. District-1.)

CITY MANAGER REPORT: The Coast Boulevard (la Jolla Boulevard to Girard Avenue) Underground Utility District was established by the City Council on June 24, 1986 by Resolution R-266073. Construction is expected to begin in early 1988. Prior to the formation of this district, portions of Prospect Street and La Jolla Boulevard were part of a pending San Diego Gas and Electric (SDG&E) type "20-B" voluntary conversion project. In a type 20-B conversion, property owners pay the cost of the undergrounding by reimbursing SDG&E's design and construction costs. Several of the affected property owners were not in favor of this approach, and the conversion project has since fallen through. In order to eliminate these small pockets of overhead utility lines, it is suggested that the district boundaries be extended. This will complete the utility undergrounding in the Coast Boulevard - Prospect Street area in La Jolla. A noticed Public Hearing is required in order to add the affected parcels to the district.

FILE LOCATION: STRT K-163

COUNCIL ACTION: (Tape location: A095-118.)

Hearing began at 10:31 a.m. and halted at 10:33 a.m.

MOTION BY WOLFSHEIMER TO CLOSE THE HEARING AND ADOPT. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-332:

Four actions relative to the Improvement of Project First Class Alley and Sewer Replacement - Contract No. 1 (Improvement Act of 1911):

(Southeast San Diego Community Area. District-4.)

Subitem-A: (R-87-1064) ADOPTED AS RESOLUTION R-267621

Resolution of Feasibility for the Improvement of Project

First Class Alley and Sewer Replacement - Contract No. 1.

NOTE: Eight votes required.

Subitem-B: (R-87-1069) ADOPTED AS RESOLUTION R-267622

Ordering the work.

Subitem-C: (R-87-1065) ADOPTED AS RESOLUTION R-267623

Adopting plans and specifications.

Subitem-D: (R-87-1066) ADOPTED AS RESOLUTION R-267624

Inviting sealed proposals for bids.

CITY MANAGER REPORT: The Project First Class Alley and Sewer Replacement - Contract No. 1 is the first project in the Project First Class area to be considered by Council under the CDBG -

Assessment District cost sharing concept. The cost sharing concept is based on CDBG funds being used to finance 50 percent of the alley improvements regardless of the income or residency status of the benefitting property owners. The remaining 50 percent of the alley improvement cost will be assessed to the benefitting parcels with CDBG funds being utilized to pay the assessments for owner-occupants who meet HUD income guidelines.

Property owners who do not qualify may pay the remaining 50 percent over a period of ten years. The proposed improvements to the four alleys included in this contract consists of clearing, grubbing, grading, paving, curb, retaining wall, storm drain and sewer main replacement improvements. There are 108 parcels involved and 61 of them are owner-occupied. All property owners have been notified of the proposed improvements and given information regarding the assessment payment program. The cost of the sewer main replacements will be paid from Water Utility Department sewer annual allocation funds.

FILE LOCATION: STRT D-2262

COUNCIL ACTION: (Tape location: A119-220.)

Hearing began at 10:33 and halted at 10:41 a.m.

Testimony in opposition by Michael Hines.

MOTION BY JONES TO CLOSE THE HEARING AND ADOPT. REFER TO THE CITY MANAGER TO APPLY IN FUTURE SITUATIONS THE CONCEPT THAT IF PROPERTY IS SOLD WITHIN A YEAR AFTER THE CITY PAYS FOR A PART OF IT BECAUSE OF LOW INCOME STATUS OF THE PROPERTY OWNER, THERE SHOULD BE SOME RETURN TO THE CITY OF THE AMOUNT PAID BY THE

CITY. REPORT BACK TO THE PUBLIC SERVICES AND SAFETY COMMITTEE.

Second by Gotch. Passed by the following vote:

Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea,
Struiksmay-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor
O'Connor-yea.

ITEM-333: (R-87-) CONTINUED TO FEBRUARY 10, 1987, AT
10:00 A.M.

Appeal of Old Town/Mission Hills Committee, by Geoffrey
Mogilner, from the decision of the Old San Diego Planned
District Review Board in approving a revised application of
Ramada Inn, for Old Town Inn, for a permit to display
identification signs.

(Case-OSD-8611. District-2.)

Adoption of a Resolution granting the appeal and denying
the permit or denying the appeal and granting the permit
with appropriate findings to support Council action.

FILE LOCATION: --

COUNCIL ACTION: (Tape location: A026-52.)

MOTION BY McCOLL TO CONTINUE TO FEBRUARY 10, 1987, AT 10:00
A.M., AT COUNCIL MEMBER CLEATOR'S REQUEST. Second by Jones.

Passed by the following vote: Wolfsheimer-yea, Cleator-not
present, McColl-yea, Jones-yea, Struiksmay-yea, Gotch-yea,
McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-334: (O-87-103) INTRODUCED, TO BE ADOPTED FEBRUARY 17,
1987

Matter of applying a Pedestrian/Commercial Overlay Zone
(PCOZ) to Area "D" of the Hillcrest Business District,
intended to regulate the placement and development of
buildings, parking and vehicular access in
pedestrian-oriented commercial districts proposed in the
adopted community plan. Area "D" is generally located
between Third and Sixth Avenues and between Robinson and
Pennsylvania Avenues, with all properties fronting on
Fourth and Fifth Avenues, in the Uptown Community Plan
area.

(District-2.)

Introduction of an Ordinance applying a
Pedestrian/Commercial Overlay Zone (PCOZ) to Area "D" of
the Hillcrest Business District.

FILE LOCATION: --

COUNCIL ACTION: (Tape location: A223-B210.)

Hearing began at 10:41 a.m. and halted at 11:22 a.m.

Testimony in favor by Marilyn Mirrasoul and Patrick McLaughlin.

Testimony in opposition by Mike Alessio.

MOTION BY GOTCH TO INTRODUCE THE ORDINANCE. Second by McCarty.

Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-335:

Rezoning Lot A-225 and the southerly 250 ft. of Lot A-226, Addition No. 5 to San Ysidro, Map-1405 (a 1.53-acre site), located on the south side of Vista Lane between Dairy Mart and Averil Roads, in the San Ysidro Community Plan area, from Zone R1-5000 to Zone R-3000.
(Case-86-0495. District-8.)

**Subitem-A: (R-87-1105 Rev. 1) ADOPTED AS RESOLUTION
R-267625**

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-85-0038 BG has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

**Subitem-B: (O-87-122) INTRODUCED, TO BE ADOPTED FEBRUARY
17, 1987**

Introduction of an Ordinance for R-3000 Zoning.

FILE LOCATION: ZONE ORD. NO.

COUNCIL ACTION: (Tape location: C010-019.)

Hearing began at 2:04 p.m. and halted at 2:05 p.m.

Council Member McColl entered at 2:05 p.m.

**MOTION BY GOTCH TO ADOPT THE RESOLUTION AND INTRODUCE THE
ORDINANCE.** Second by Struiksma. Passed by the following vote:

Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-not present, Mayor O'Connor-yea.

ITEM-336:

Rezoning a portion of Lots 3 and 4, Section 2, Township 15 South, Range 3 West, SBBM (an 18.5-acre site), located on the south side of Flanders Drive between Camino Santa Fe and Dancy Road, in the Mira Mesa Community Plan area, from Zone A1-10 (HR) to Zone R1-5000 (HR).

(Case-85-0551. District-5.)

(Planning Department recommended approval of R1-5000 (HR) Zoning; no opposition. Planning Commission voted 4-0 to approve R1-5000 (HR) Zoning subject to the recordation of a final subdivision map or maps within three years.)

(The Mira Mesa Community Planning Group has recommended approval of this item.)

Today's actions are:

Subitem-A: (R-87-1166) ADOPTED AS RESOLUTION R-267626

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration EMND-85-0551 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-87-130) INTRODUCED, TO BE ADOPTED FEBRUARY 17, 1987

Introduction of an Ordinance for R1-5000 Zoning.

FILE LOCATION: ZONE ORD. NO.

COUNCIL ACTION: (Tape location: C020-030.)

Hearing began at 2:05 p.m. and halted at 2:06 p.m.

MOTION BY STRUIKSMA TO ADOPT THE RESOLUTION AND INTRODUCE THE ORDINANCE. Second by Gotch. Passed by the following vote:

Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-not present, Mayor O'Connor-yea.

ADDITIONAL BUSINESS: (R-87-1480) ADOPTED AS RESOLUTION R-267617

During consideration of the regular business, the Council Reconsidered and adopted the following Item-201 from the Council meeting of February 2, 1987:

Confirming appointments by the Mayor to an Advisory Committee for comprehensive review of the General Plan/Growth Management Program.

19870203

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A053-080.)

Motion by Struiksma to reconsider the action on Item-201 from the meeting of February 2, 1987. Second by McCarty. Passed: 8-0. Unanimously. Not present-2.

Motion by Struiksma to approving the findings to reconsider

Item-201 from February 2, 1987 on the basis that the Council was not aware of the scheduled task force meeting for February 4, 1987. Second by McCarty. Passed: 8-0. Unanimously. Not present-2.

MOTION BY STRUIKSMA TO ADOPT ITEM-201 FROM FEBRUARY 2, 1987.

Second by McColl. Passed by the following vote:

Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

NON DOCKET ITEMS:

None.

PUBLIC COMMENT:

None.

ADJOURNMENT:

By common consent, the meeting was adjourned by Mayor O'Connor at 2:07 p.m.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: C035).